

# ANNEXATION STUDY – PHASE I AND PHASE II



# Outline

- Project Understanding
- Process
- Benefits vs. Impediments
- Study Areas
- Existing Uses
- Property Tax
- Added Revenue
- Impact on City Services
- Net Impact
- Annexation Methods



# Project Understanding

- Annexation Study – Cost Benefit and Fiscal Analysis
  - ▣ Control natural gateways
  - ▣ Balance the mix of uses
  - ▣ Increase tax base
  - ▣ Minimize financial impacts on City services
- 2 Phases
  - ▣ Phase I - Specific Area
    - West City limits between I-285 and properties along south side of Church Street
  - ▣ Phase II - Surrounding ‘Priority’ areas
    - Clarkston zip code, surrounding area



# Process

- Assess existing land use
- Identify study area boundaries
- Build property database
- Estimate added tax base
- Estimate impact on City services
- Estimate added revenue sources
- Identify annexation methods and impediments to annexation
- Final Report



# Benefits vs. Impediments

## Benefits:

- Added Tax Base (City Revenue)
- Control natural gateways
- Balance mix of uses
- Addresses ULI TAP Recs
- Smaller, more responsive government
- Better/faster city services

## Impediments:

- Poor Economy
  - Increased property taxes for private property owners
- Impact on City services
- DeKalb County's position on annexation



# Study Areas

## □ Phase I

- ▣ West City limits between I-285 and properties along south side of Church Street

## □ Phase II

- ▣ Sub Area 1 – North, Stone Mountain Parkway
- ▣ Sub Area 2 – West, Industrial park on the west side of I-285/Church Street
- ▣ Sub Area 3 – Southeast, east of N. Indian Creek to Memorial Drive
- ▣ Sub Area 4 – Southwest, west of N. Indian Creek to Memorial Drive



# Phase I

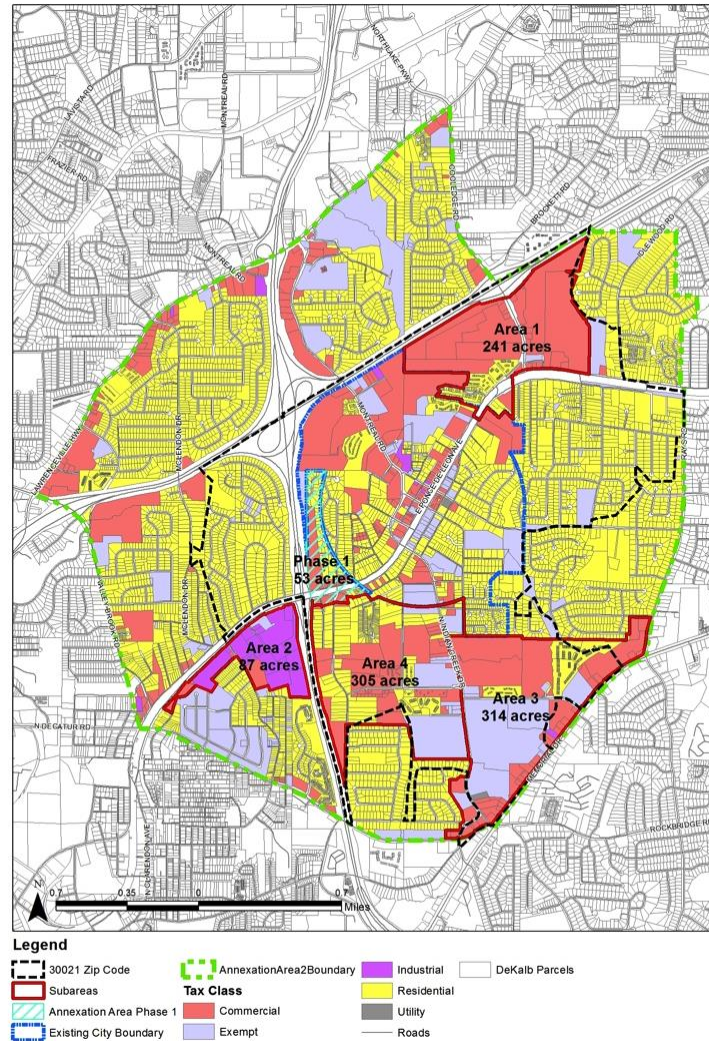
Existing Use	Number of Parcels	Number of Units	Land Area
<b>Residential</b>	79	207	N/A
Single Family	45	45	N/A
Townhouse	10	10	N/A
Apartment	1	134	13.5 acres
Condominium	18	18	N/A
Other	5	N/A	N/A
<b>Commercial</b>	15	N/A	8.38 acres
<b>Industrial</b>	1	N/A	0.2 acres
<b>Public (Exempt)</b>	2	N/A	N/A
<b>Total</b>	97	207	22.08 acres + residential lots





# Phase II - Overall

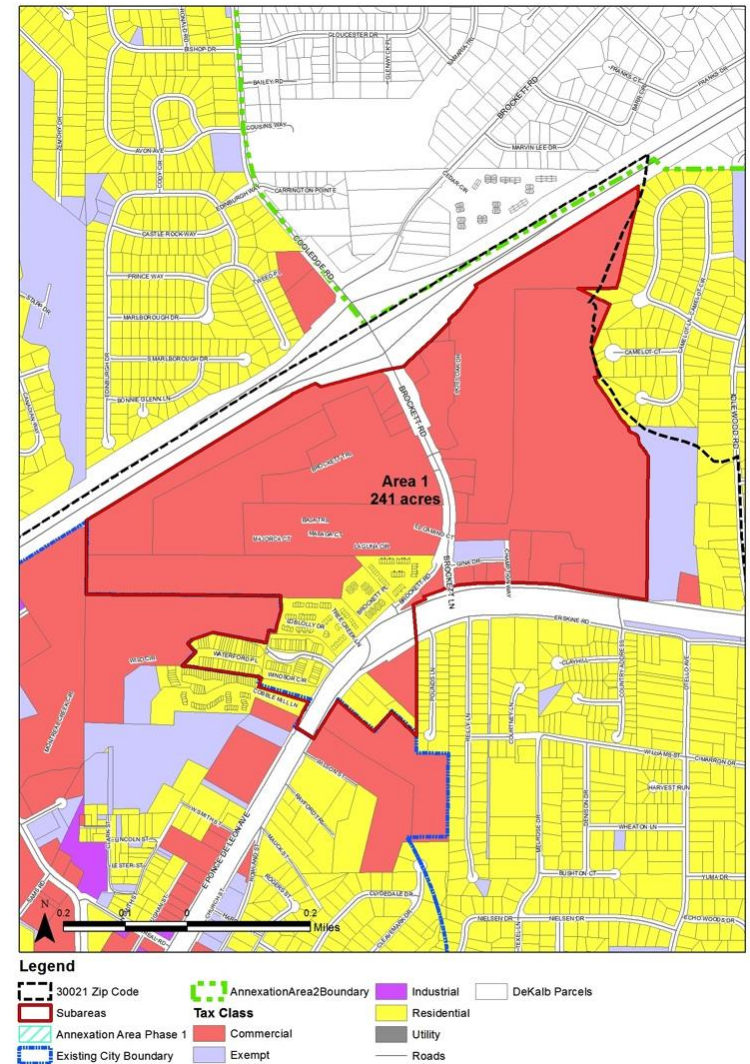
Clarkston Annexation Phase 2 Area: Entire Study Area





# Phase II, Sub Area 1

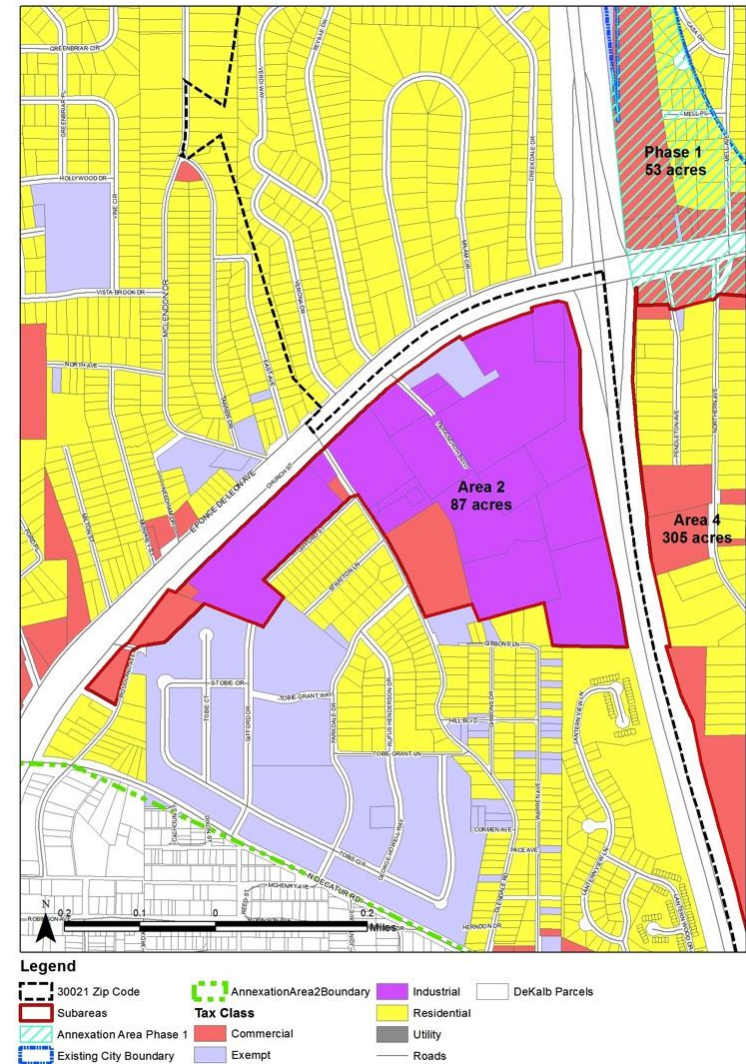
Existing Use	Number of Parcels	Number of Units	Land Area
Residential	223	2,001	N/A
Single Family	5	3	N/A
Multi-Family	203	203	N/A
Apartment	8	1,795	178.27 acres
Other	7	N/A	N/A
Commercial	17	N/A	19.46 acres
Public (Exempt)	1	N/A	N/A
<b>Total</b>	<b>241</b>	<b>2,001</b>	<b>241 acres</b>





# Phase II, Sub Area 2

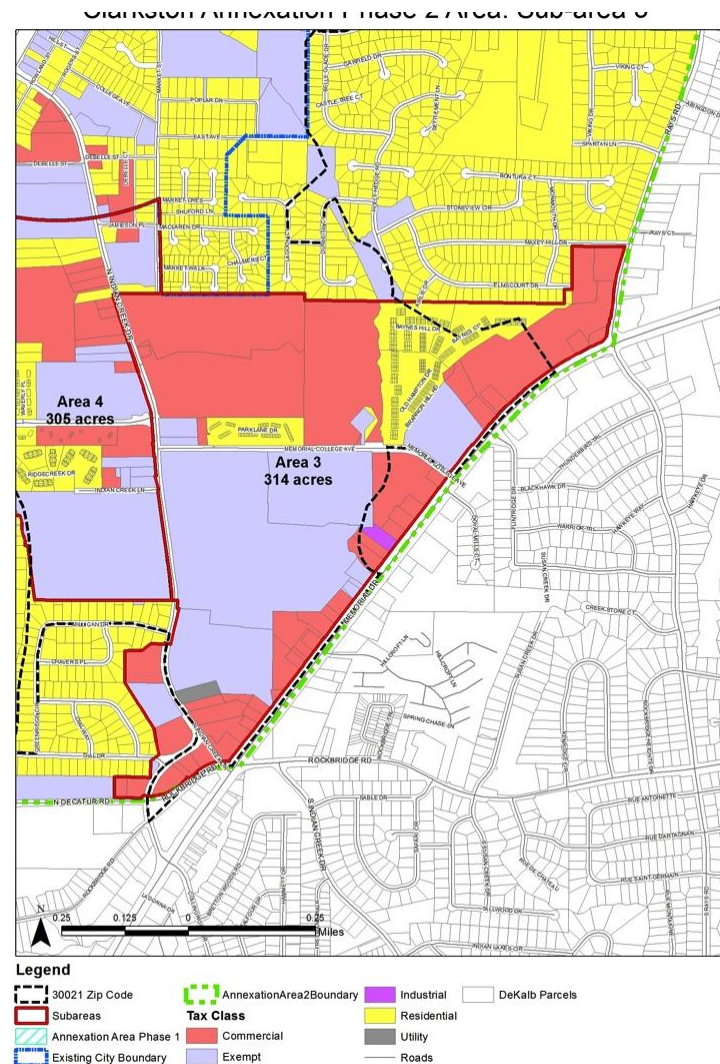
Existing Use	Number of Parcels	Number of Units	Land Area
Residential	0	0	Unknown
Single Family	0	0	Unknown
Multi-Family	0	0	Unknown
Commercial	5	N/A	7.51 acres
Industrial	18	N/A	69.05 acres
Public (Exempt)	1	N/A	2.86 acres
<b>Total</b>	<b>24</b>	<b>0</b>	<b>87 acres</b>





# Phase II, Sub Area 3

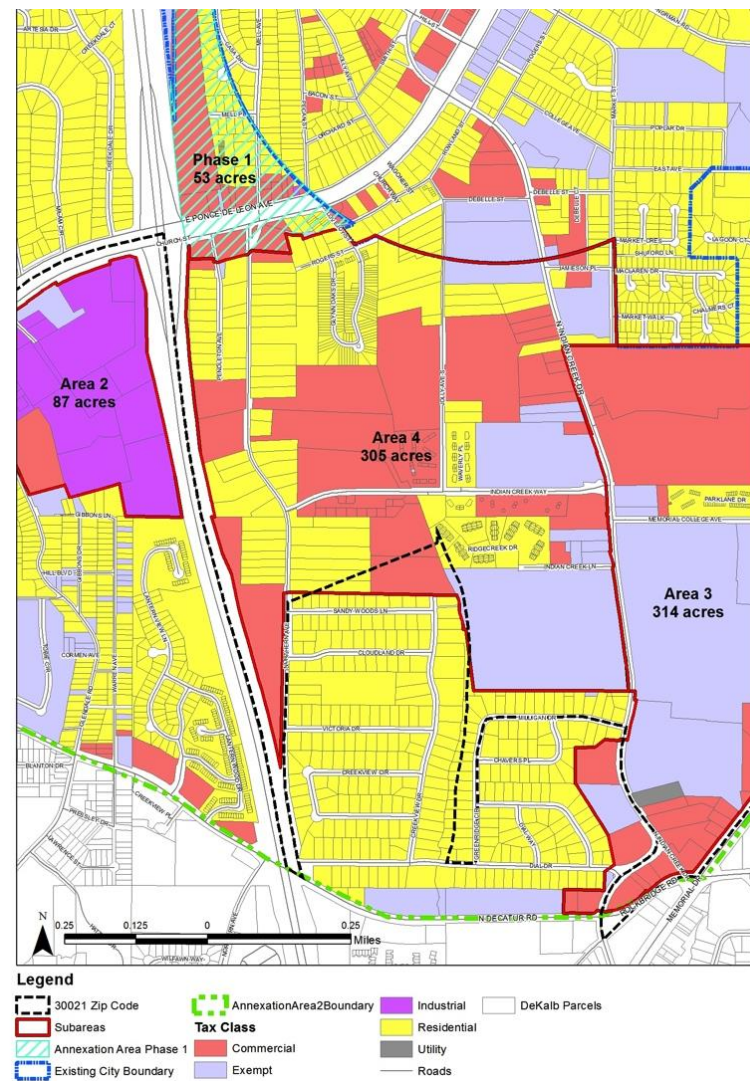
Existing Use	Number of Parcels	Number of Units	Land Area
<b>Residential</b>	<b>442</b>	<b>1,309</b>	<b>N/A</b>
Single Family	4	4	Unknown
Multi-Family	342	342	Unknown
Apartment	3	963	73.47 acres
<b>Utility</b>	<b>1</b>	<b>N/A</b>	<b>Unknown</b>
<b>Commercial</b>	<b>47</b>	<b>N/A</b>	<b>145.64 acres</b>
<b>Industrial</b>	<b>1</b>	<b>N/A</b>	<b>1.4 acres</b>
<b>Public (Exempt)</b>	<b>16</b>	<b>N/A</b>	<b>Unknown</b>
<b>Total</b>	<b>507</b>	<b>1,309</b>	<b>314 acres</b>





# Phase II, Sub Area 4

Existing Use	Number of Parcels	Number of Units	Land Area
<b>Residential</b>	<b>454</b>	<b>1,602</b>	<b>N/A</b>
Single Family	74	74	N/A
Multi-Family	306	309	N/A
Apartment	51	1,219	81.02 acres
Other	23	N/A	N/A
<b>Commercial</b>	<b>13</b>	<b>N/A</b>	<b>18.07 acres</b>
Other (Exempt)	8	2	N/A
Public (Exempt)	5	2	N/A
<b>Total</b>	<b>477</b>	<b>1,602</b>	<b>305 acres</b>





# Tax Digest



Year	Total Tax Digest	% Change from Previous Year
2013*	\$63,043,863	TBD
2012	\$59,712,165	-9.14%
2011	\$65,720,608	-19.72%
2010	\$81,862,670	-3.49%
2009	\$84,827,148	-1.94%
2008	\$86,504,782	1.09%
2007	\$85,572,916	4.73%
2006	\$81,707,601	0.13%
2005	\$81,601,639	N/A

\*2013 tax digest data is preliminary and does not account for amendments to property tax bills and property re-assessments.

- ❑ 17.6% Residential Increase
- ❑ 30.6 Commercial/Industrial Increase



# Added Real Property Tax



Study Area	Total Appraised Property Value	Assessed Value (40%)	Real Property Tax Revenue	2013 Revenue/acre
Clarkston	\$131,227,880	\$52,491,152	\$942,216	\$1,350.65
Phase 1	\$9,907,790	\$3,963,116	\$71,138	\$1,342.23
Sub Area 1	\$42,786,059	\$22,444,892	\$399,880	\$1,659.25
Sub Area 2	\$34,948,400	\$13,979,360	\$231,131	\$2,656.67
Sub Area 3	\$101,054,280	\$42,257,940	\$543,170	\$1,729.84
Sub Area 4	\$56,444,500	\$23,558,500	\$355,015	\$1,163.99



# Added Revenue Sources

- ❑ Real Property Tax
- ❑ Personal Property Tax
- ❑ Motor Vehicle Tax
- ❑ Real Estate Transfer Tax
- ❑ Alcohol-Related Taxes and Fees
- ❑ Business/Occupational Tax
- ❑ Franchise fees
- ❑ Intangible Tax
- ❑ Insurance Premium Tax
- ❑ Building Permit & Inspection Fees
- ❑ Fines & Forfeitures



# Impact on City Services

## Projected Population

Study Area	Housing Units	Household Size	Projected Population
Phase I	207	2.9	600
Sub Area 1	2,001	2.9	5,803
Sub Area 2	0	2.9	0
Sub Area 3	1,309	2.9	3,796
Sub Area 4	1,602	2.9	4,646
Total	5,119	2.9	14,845



# Police Services

- Desired Level of Service (LOS) = 2.5 officers/1,000 pop.

Study Area	Projected Population	Desired LOS (officers/pop)	Impact (officers)	Annual Costs (officer/maintenance)	Capital Costs (vehicle)*
Phase I	600	2.5/1,000	1.5	\$69,000	\$16,500
Sub Area 1	5,803	2.5/1,000	14.51	\$667,460	\$159,610
Sub Area 2	0	2.5/1,000	0	\$0	\$0
Sub Area 3	3,796	2.5/1,000	9.49	\$436,540	\$104,390
Sub Area 4	4,646	2.5/1,000	11.62	\$534,520	\$127,820
Total	14,845	2.5/1,000	37.12	\$1,707,520	\$408,320



# Code Enforcement Services



□ Desired LOS = 1 officer/7,500 pop.

Study Area	Projected Population	Desired (officers/pop)	LOS	Impact (officers)	Annual (officer/maintenance)	Costs	Capital Costs (vehicle)
Phase I	600	1/7,500		0.6	\$37,200		\$13,200
Sub Area 1	5,803	1/7,500		0.77	\$47,740		\$16,940
Sub Area 2	0	1/7,500		0	\$0		\$0
Sub Area 3	3,796	1/7,500		0.51	\$31,620		\$11,220
Sub Area 4	4,646	1/7,500		0.62	\$38,440		\$13,640
Total	14,845	1/7,500		2.5	\$155,000		\$55,000



# Building Services

- No Impact - Revenue Sharing contract (SAFEbuilt)



# Parks and Recreation

□ Desired LOS = 6.25 – 10.5 acres/1,000

Study Area	Projected Population	Desired LOS (acres/pop)	Impact (acres of parkland)	Land Costs	Maintenance Costs (Annual)
Phase I	600	6.25/1,000	3.75	\$13,500	\$22,069
Sub Area 1	5,803	6.25/1,000	36.27	\$130,572	\$213,449
Sub Area 2	0	6.25/1,000	0	\$0	\$0
Sub Area 3	3,796	6.25/1,000	23.73	\$85,428	\$139,651
Sub Area 4	4,646	6.25/1,000	29.04	\$104,544	\$170,900
Total	14,845	6.25/1,000	92.79	\$334,044	\$546,069



# Estimated Added Revenue



Study Area	Real Property Taxes	Personal Property Taxes	Motor Vehicle Taxes	Intangible Taxes	Franchise Fees Tax	Real Estate Transfer Tax	Alcohol Tax and Fees	Business / Occupation Tax	Building Permit and Inspections Fees	Insurance Premium Tax	Fines and Forfeitures	Total Annual Revenue
Phase I	\$71,138	\$2,470	\$4,711	\$380	\$17,696	\$97	\$7,640	\$3,221	\$3,592	\$29,558	\$62,294	\$202,797
Sub Area 1	\$399,880	\$11,233	\$21,420	\$1,728	\$80,472	\$442	\$34,739	\$14,647	\$16,335	\$134,406	\$283,262	\$998,564
Sub Area 2	\$231,131	\$4,055	\$7,733	\$624	\$29,049	\$159	\$12,541	\$5,287	\$5,897	\$48,520	\$102,256	\$447,252
Sub Are 3	\$543,170	\$14,636	\$27,908	\$2,251	\$104,847	\$576	\$45,261	\$19,083	\$21,284	\$175,118	\$369,063	\$1,323,197
Sub Are 4	\$355,015	\$14,216	\$27,108	\$2,187	\$101,841	\$559	\$43,964	\$18,536	\$20,674	\$170,099	\$358,485	\$1,112,684
Total	\$1,600,334	\$46,610	\$88,880	\$7,150	\$333,905	\$1,833	\$144,144	\$60,775	\$67,782	\$557,700	\$1,175,360	\$4,084,494



# Estimated Expenditures



Department	Phase I Annual Cost	Phase I Initial Capital Costs	Sub Area 1 Annual Cost	Sub Area 1 Initial Capital Costs	Sub Area 2 Annual Costs	Sub Area 2 Initial Capital Costs	Sub Area 3 Annual Costs	Sub Area 3 Initial Capital Costs	Sub Area 4 Annual Costs	Sub Area 4 Initial Capital Costs	Total Annual Service Delivery Cost	Total Initial Capital Expenditure
Police	\$69,000	\$16,500	\$667,460	\$159,610	\$0	\$0	\$436,540	\$104,390	\$534,520	\$127,820	\$1,707,520	\$408,320
Code Enforcement	\$37,200	\$13,200	\$47,740	\$16,940	\$0	\$0	\$31,620	\$11,220	\$38,440	\$13,640	\$155,000	\$55,000
Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Works (Parks)	\$22,069	\$13,500	\$213,449	\$130,572	\$0	\$0	\$139,651	\$85,428	\$170,900	\$104,544	\$546,069	\$334,044
Total	\$128,269	\$43,200	\$928,649	\$307,122	\$0	\$0	\$607,811	\$201,038	\$743,860	\$246,004	\$2,408,589	\$797,364



# Summary of Findings



Study Area	Initial Capital	Annual Revenue	Annual Service Delivery	Annual Surplus
Phase I	\$43,200	\$202,797	\$128,269	\$74,528
Sub Area 1	\$307,122	\$998,564	\$928,649	\$69,915
Sub Area 2	\$0	\$447,252	\$0	\$447,252
Sub Area 3	\$201,038	\$1,323,197	\$607,811	\$715,386
Sub Area 4	\$246,004	\$1,112,684	\$743,860	\$368,824
Total	\$797,364	\$4,084,494	\$2,408,589	\$1,675,905



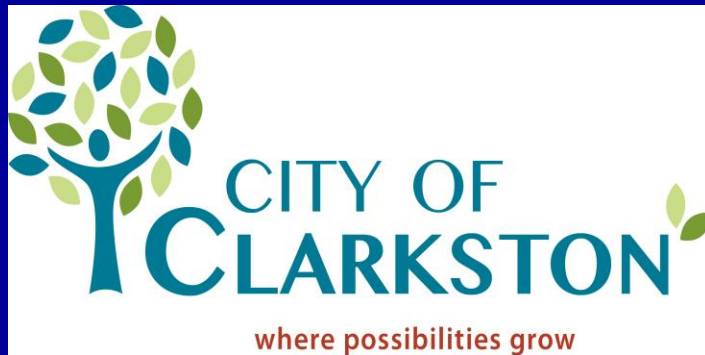
# Annexation Procedure

- 100% Method (petition)
  - 100% of landowners must agree to annex
- 60% Method (petition)
  - 60% landowners/60% voters must agree to annex
  - Requires written plan to extend City services
- Resolution or Referendum Method (election)
  - Majority of voters in the area must agree to annex
  - Local government service providers must enter into agreement



Q & A





# ZONING AND DEVELOPMENT CODE



# Project Understanding

- Update Clarkston Zoning Ordinance
  - ▣ Address inconsistencies
  - ▣ Address redundancies
  - ▣ Address legalities
    - Religious Land Use and Institutionalized Persons Act (RLUIPA)
  - ▣ Address ULI TAP recommendations
  - ▣ User-friendly
  - ▣ Implementable
    - Address obstacles to future development



# Process

- Review of Zoning Ordinance
- Review of ULI TAP Recommendations
- Meeting with Staff
  - ▣ Historical Perspective
  - ▣ Previously identified Code issues
- Best Practices Review
- Land Analysis
  - ▣ Implementable Development Standards
- Draft text language
- Legal Review
- Adoption of text amendments



# Summary of Changes

- Definitions
- Permitted Uses List – pared down
- Zoning Districts
- Conditional Use standards



# Timeline

- Phase 1 – Article VII, District Regulations
  - ▣ Council Work Session - June 25, 2013
  - ▣ Planning & Zoning Board - July 16, 2013
  - ▣ Council Work Session – July 30, 2013
  - ▣ Council Adoption – August 6, 2013
- Future Phases
  - ▣ TBD – Retreat with Mayor and Council

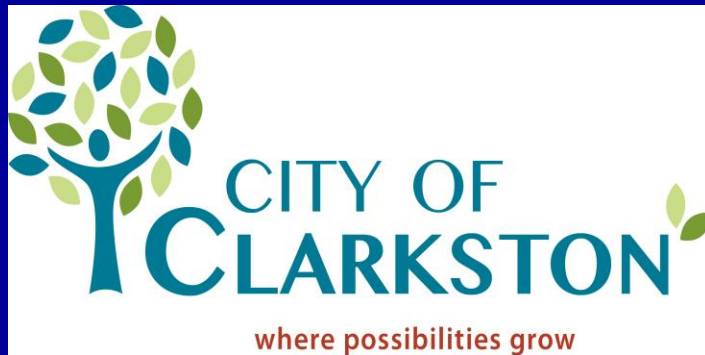


# The Collaborative Firm, LLC



## Q & A





# PROPERTY MAINTENANCE CODES



# Process

- Review of City's Ordinance
- Best Practices Review
- Community Understanding/Issues
- Quality of Life Officer Training
- Cross Training of Other City Staff



# Standards

- Residential vs. Commercial Property Maintenance
- Enforcement Period & Fines
- Site Maintenance
  - ▣ Landscape, buffer areas
  - ▣ Parking Areas
- Building Maintenance
  - ▣ Paint
  - ▣ Boarded
  - ▣ Signs

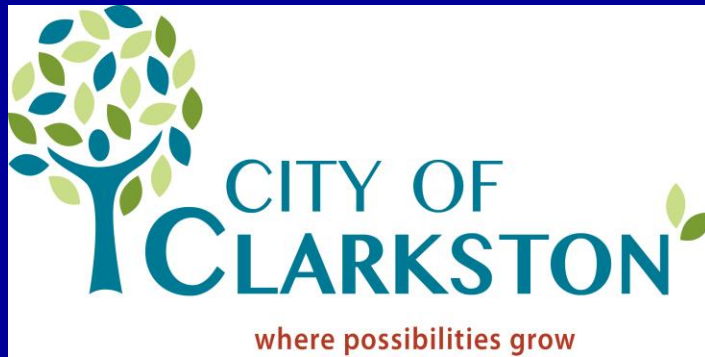


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## Q & A





# APARTMENT INVENTORY

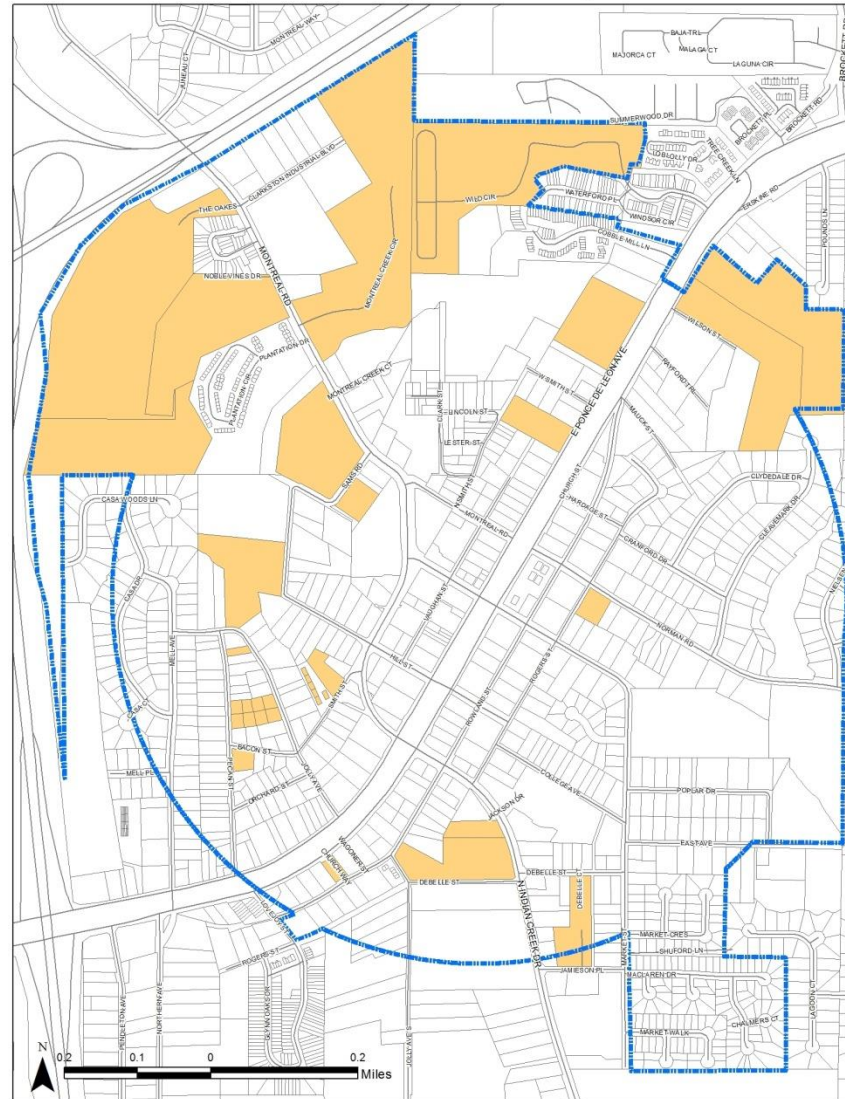


# Database

- ❑ Parcel-based (PID)
- ❑ Owner Information (name, physical address, mailing address)
- ❑ Condition
- ❑ Acreage
- ❑ Zoning/land use information
- ❑ Number of Units
- ❑ Number of Buildings



# Location Map





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## Q & A